Pamela L. Whitaker, Register
Sumner County Tennessee
Rec #: 830355 Instrument #: 1082184
Rec'd: 10.00 Recorded
State: 656.75 4/16/2014 at 10:10 AM
Clerk: 1.00 in Record Book
Other: 2.00 3930
Total: 669.75 Pgs 17-18

10/10

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
14-0100HV

STATE OF TENNESSEE
COUNTY OF SUMNER

KIM GILLESPIE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of April, 2014.

Notary Public
Commission Expires: 10-18-16

ENTERED
John C. Isbell
Property Assessor
APR 16 2014
Map__Gp__Cu__Par__

Address of New Owner	Send Tax Bills To:	Map & Parcel
William Brogley 223 Harbor Village Drive Madison, TN 37115	OWNER	034-07-0A-051.00

ENTERED
John C. Isbell
Property Assessor
APR 16 2014
Davidson Co
Map__Gp__Cu__Par__

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Pamela B. Garrett, now known as Pamela Garrett Tidwell, married

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William Brogley and Jennifer Brogley, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 33 on the Plan of Harbor Village, Phase IV, Revision 1, a Horizontal Property Regime with Private Elements, as shown on the Townhomes Property Line Exhibit to the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050120-0007505, in the Register's Office of Davidson County, Tennessee, and as established by Declaration of Covenants, Conditions and Restrictions for Harbor Village, Phase IV, a Horizontal Property Regime with Private Elements recorded in Instrument No. 20030611-0080857, as amended in Instrument No. 20030723-0102986 and Instrument No. 20050120-0007505, which was corrected by Instrument No. 20050729-0088636, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more particular description.

BEING the same property conveyed to Pamela B. Garrett by Warranty Deed from S. Fleming Wilt and wife, Dallas H. Wilt, dated 5/1/06 and recorded 5/2/06 in Instrument No. 20060502-0050282, Register's Office for Davidson County, Tennessee.

Subject property is not the principal residence of the grantor, nor the grantor's spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

BILL GARRETT, Davidson County
Trans:T20150023181 DEEDWARR
Recvd: 03/30/15 15:27 2 pgs
Fees:12.00 Taxes:0.00
20150330-0027386

This is improved property known as: 223 Harbor Village Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 14th day of April, 2014.

Pamela Garrett Tidwell

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Pamela Garrett Tidwell** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 14th day of April, 2014.

KIM GILLESPIE STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

Notary Public
My Commission Expires: 10-18-16

(Notary Seal)